

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 19, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33604

Two Rivers North Community Development District

Agenda Page 2

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Thomas Spence, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Zook, Assistant Secretary

District Staff

Brian Lamb, District Manager
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Jessy Perez, Onsite Manager

Regular Meetings Agenda

Tuesday, August 19, 2025, at 11:00 a.m.

The Public Hearing and Regular Meetings of Two Rivers North Community Development District will be held on **August 19, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; [Join the meeting now](#)

Meeting ID: 297 982 188 241

Call in (audio only) +1 646-838-1601

Passcode: Yz3RiT

Phone Conference ID: 769 240 715#

All cellular phones and pagers must be turned off during the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Discussion on Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting FY 2026 Final Budget
 - D. Consideration of Resolution 2025-08; Adopting Final Fiscal Year 2026 Budget
 - E. Consideration of Resolution 2025-09; Levying O&M Assessment for FY 2025-2026 Budget
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule
 - B. Acceptance of Fiscal Year 2025 Grau Audit Engagement Letter
- 5. CONSENT AGENDA**
 - A. Approval of Minutes of the July 15, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures July 2025
 - C. Acceptance of the Financials and Approval of the Check Register for July 2025
 - D. Ratification of Infrastructure Cost Sharing Agreement with Outside Owner Parcel
 - E. Ratification of Blower Motor Replacement
 - F. Ratification of Two Rivers North CDD Trash
- 6. BUILDER REQUESTS AND COMMENTS**
- 7. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspection Reports
- 8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 9. ADJOURNMENT**

The next Meeting is scheduled for Tuesday, September 16, 2025 at 11:00 a.m.

Third Order of Business

Two Rivers North
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Two Rivers North
Community Development District
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Interest - Tax Collector	\$	\$
Special Assmnts- Tax Collector	\$ 1,500,047	\$ 1,500,047
Developer Contribution	\$	\$
Other Miscellaneous Revenues	\$	\$
TOTAL REVENUES	\$ 1,500,047	\$ 1,500,047
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	\$ 10,000	\$ 12,000
Profserv - Administrative Services	\$ 4,500	\$ 5,500
Profserv - District Manager	\$ 25,000	\$ 25,000
Profserv - Recording Secretary	\$ 2,400	\$ 4,500
Profserv - Accounting Services	\$ 9,000	\$ 12,000
Profserv - Dissemination Services	\$ 5,000	\$ 5,000
Profserv - Financial & Revenue Collections	\$ 5,000	\$ -
Profserv - Assessment Roll		\$ 5,000
Profserv - Rentals & Leases	\$ 600	\$ 1,200
Profserv - Website Administration	\$ 1,200	\$ 2,400
Profserv - Technology Services	\$ 600	\$ 1,200
Profserv - Field Services	\$ 12,000	\$ 18,000
District Counsel	\$ 9,500	\$ 25,000
District Engineer	\$ 9,500	\$ 9,500
Trustee Fees	\$ 6,500	\$ 6,500
Meeting Expense	\$ 4,000	\$ 500
Management and Accounting	\$ 6,000	\$ -
Auditing Services	\$ 6,000	\$ 6,000
Postage, Phone, Faxes, Copies, Mailings	\$ 2,000	\$ 1,000
Legal Advertising	\$ 3,500	\$ 3,500
Bank Fees	\$ 200	\$ 200
Dues, Licenses & Fees	\$ 175	\$ 175
Miscellaneous Expenses	\$ 250	\$ -
ADA Website Compliance	\$ 1,500	\$ 1,500
Info Technology	\$ -	\$ -
Total Financial and Administrative	\$ 124,425	\$ 145,675
Insurance		
Public Officials Insurance	\$ 2,574	\$ 2,738
Property & Causality Insurance	\$ 35,000	\$ 30,244
General Liability Insurance	\$ 3,146	\$ 3,346

Two Rivers North
Community Development District
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Crime Insurance	\$ -	\$ 500
Insurance - Deductible	\$ 2,500	\$ 2,500
Total Insurance	\$ 43,220	\$ 39,328
 Utility Services		
Streetlights	\$ 190,000	\$ 190,000
Electric Utility Services	\$ 30,000	\$ 45,000
Water Utility Services	\$ 3,000	\$ 20,000
Gas	\$ 10,000	\$ 10,000
Internet	\$ 2,400	\$ 1,800
Total Utility Services	\$ 235,400	\$ 266,800
 Other Physical Environment		
Aquatic Maintenance - Contract	\$ 38,000	\$ 36,120
Aquatic Plant Replacement	\$ 5,000	\$ -
Contracts - Landscape	\$ 477,000	\$ 477,000
Other Landscape	\$ 15,000	\$ -
Landscape R&M	\$ 15,000	\$ -
Landscape - Plant Replacement Program	\$ 30,000	\$ 45,000
Landscape - Mulch	\$ 35,000	\$ 35,000
Landscape Annuals	\$ 18,000	\$ 18,000
Irrigation Maintenance	\$ 30,000	\$ 30,000
Tree Trimming	\$ 10,000	\$ 10,000
Trail Maintenance	\$ 10,000	\$ 13,574
Debris Cleanup	\$ 9,000	\$ 9,000
Entry/Gate/Walls Maintenance	\$ 10,000	\$ 10,000
Boundary Wall Maintenance	\$ 30,000	\$ 30,000
Wildlife Control	\$ 6,400	\$ 9,000
Bush Hogging	\$	
Landscape - Pond	\$	
Waterway Management Program	\$ 2,500	

Two Rivers North
Community Development District
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
<i>Total Other Physical Environment</i>	\$ 740,900	\$ 722,694
<i>Road & Street Facilities</i>		
Sidewalk, Pavement, Signage Repairs	\$ 30,000	\$ 30,000
<i>Total Road & Street Facilities</i>	\$ 30,000	\$ 30,000
<i>Parks and Recreation</i>		
Amenity Onsite Staff	\$ 85,000	\$ 87,550
Pool - Onsite Monitor	\$ 24,000	\$ 24,000
Access Control & Fob Distribution	\$ 2,000	\$ -
Access Control R&M	\$ 10,000	\$ 10,000
Security Monitoring Services	\$ 12,000	\$ 12,000
Security Camera R&M	\$ 4,000	\$ 4,000
Amenity Center - Misc Facility	\$ 4,000	\$ -
Amenity R&M	\$ 20,000	\$ 20,000
Contract - Facility Janitorial	\$ 32,000	\$ 20,000
Facility Janitorial Supplies/Other	\$ 3,000	\$ 3,000
Dog Waste Station Service & Supplies	\$ 5,000	\$ -
Pest Control - Amenity	\$ 2,400	\$ 2,400
Pool - Contract	\$ 36,000	\$ 40,000
Pool - R&M	\$ 6,000	\$ 6,000
Pool Permits	\$ 600	\$ 600
Special Events	\$ 10,000	\$ 10,000
Office Supplies	\$ 100	\$ 1,000
<i>Total Parks and Recreation</i>	\$ 256,100	\$ 240,550
<i>Contingency</i>		
Miscellaneous Contingency	\$ 10,000	\$ 20,000
Storm Clean Up Contingency		\$ 35,000
<i>Total Contingency</i>	\$ 10,000	\$ 55,000
TOTAL EXPENDITURES	\$ 1,440,045	\$ 1,500,047

Series 2022 Bonds
Fiscal Year 2026 Budget

REVENUES	
CDD Debt Service Assessments	\$ 1,215,334
TOTAL REVENUES	\$ 1,215,334
EXPENDITURES	
Series 2022 May Bond Interest Payment	\$ 453,809
Series 2022 May Bond Principal Payment	\$ 315,000
Series 2022 November Bond Interest Payment	\$ 446,525
TOTAL EXPENDITURES	\$ 1,215,334
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2025	\$ 17,635,000
Principal Payment Applied Toward Series 2022 Bonds	\$ 315,000
Bonds Outstanding - Period Ending 11/1/2026	\$ 17,320,000

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION

Assessment Area One										
Product	OM Units	O&M Assessment			Debt Service Series 2022			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	555	\$ 1,572.21	\$ 1,572.21	\$ 0.00	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,848.81	\$ 2,848.81	\$ 0.00
SF 50'	368	\$ 1,965.26	\$ 1,965.26	\$ 0.00	\$ 1,595.74	\$ 1,595.74	\$ -	\$ 3,561.00	\$ 3,561.00	\$ 0.00
	923									

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Two Rivers North Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Two

Rivers North Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2025.

Attested By:

**Two Rivers North
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2025.

Attested By:

**Two Rivers North Community
Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fourth Order of Business

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Two Rivers North Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within County of Pasco, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors of for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2025

ATTEST:

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A**BOARD OF SUPERVISORS MEETING DATES TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT FISCAL YEAR 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Two Rivers North Community Development District are scheduled to be held at **1:00 PM. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** as follows:

**October 22, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 17, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026**

*** Meeting may be rescheduled or canceled due to the holiday.**

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

August 8, 2025

To Board of Supervisors
 Two Rivers North Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Two Rivers North Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Two Rivers North Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Two Rivers North Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Two Rivers North Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Fifth Order of Business

**MINUTES OF MEETING
TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, July 15, 2025, and called to order at 11:01 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Thomas Spence	Assistant Secretary
Kelly Evans	Assistant Secretary
Ryan Zook	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Debbie Wallace	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Jesenia Perez	On-site Manager (<i>via phone</i>)
Arturo Gandarilla	Field Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

The Board received public comments on rules and regulations, community standards enforcement, unpaved walkways, unauthorized (ATV's) vehicles driving on walkways, fee increase and landscaping. Discussion ensued.

THIRD ORDER OF BUSINESS **Public Hearing – Facility Fees**

Ms. Cooper requested the Board open the public hearing.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Facility Fees, was opened. 5-0
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A. Discussion of Non-Resident Member User Fees for Amenities

Ms. Hopkinson explained the Non-Resident user-fees. Discussion ensued.

B. Consideration of Resolution 2025-07; Adopting Non-Resident Member User Fees for Amenities

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-07; Non-Resident Member User Fees for Amenities, was adopted. 5-0

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2025-06; Adopting a No Fishing Policy

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-06; Adopting a No Fishing Policy, was adopted. 5-0

B. Acceptance of Fiscal Year 2024 Final Audit Report

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Fiscal Year 2024 Final Audit Report, was accepted. 5-0

FIFTH ORDER OF BUSINESS Consent Agenda

- A. Approval of Minutes of the June 17, 2025 Meeting**
- B. Consideration of Operation and Maintenance Expenditures June 2025**
- C. Acceptance of the Financials and Approval of the Check Register for June 2025**
- D. Ratification of Childers Estimate 1678 from Horticulture Haulers Inc**
- E. Ratification of Northwater Palm Trimming Estimate 1677 from Horticulture Haulers Inc**
- F. Ratification of Northwater AC Board Estimate 59617769 from 3H Contracting, Inc.**
- G. Ratification of Proposal 15360 Low-Voltage Cabling 100 Key Cards from A-TECH Consulting, Inc.**
- H. Ratification of Surge Protector Proposals**
- I. Ratification of Northwater Mesh Repair**
- J. Ratification of Horticultural Haulers Tree Removal**
- K. Ratification of Big Sun Fencing Childers Gates and Northwater Gate**
- L. Ratification of MR Property Solutions REVISED Proposal**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda was approved. 5-0

SIXTH ORDER OF BUSINESS Builders' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer****C. District Manager**

There being no reports, the next item followed.

i. Community Inspection Reports

The Community Inspections report was presented, a copy of which was included in the agenda package. Mr. Gandarilla provided landscaping & irrigation updates.

EIGHTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

- Amenities suspension (payments) was mentioned.
- Mr. Brenan, a resident, was allowed to continue commenting on, unauthorized vehicles on walkways. Discussion ensued.

NINTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:27 am. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1426	07/02/25	V00058	BIG SUN FENCING & BIG SUN PRODUCTS	SB-1512	Northwater Fence Repair	Amenity Center-Miscellaneous Facility	549133-57201	\$1,775.00
001	1427	07/02/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	145383	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$111.54
001	1428	07/02/25	V00069	FIELDS CONSULTING GROUP, LLC	3579	Pool Closure Signs	Amenity Center-Miscellaneous Facility	549133-57201	\$325.00
001	1428	07/02/25	V00069	FIELDS CONSULTING GROUP, LLC	3565	Hurricane Sign Repairs	Misc-Contingency	549900-53908	\$5,000.00
001	1429	07/02/25	V00075	FRANK'S AIR CONDITIONING AND HEATING LLC	323464	AC Repair	Amenity Maintenance & Repairs	546176-57201	\$1,469.22
001	1430	07/02/25	V00016	INFRAMARK LLC	151879	Meeting Space and Postage	Meeting Expense April 2025	549800-51301	\$163.18
001	1430	07/02/25	V00016	INFRAMARK LLC	151879	Meeting Space and Postage	Postage	541024-51301	\$18.63
001	1431	07/02/25	V00005	MIKE FASANO TAX COLLECTOR	061625	2024 Postage Assessment	Postage, Phone, Faxes, Copies	541024-51301	\$405.76
001	1432	07/02/25	V00059	NEXTERA ENERGY	30005541	GAS 03/19/25-04/15/25	Gas 3-19-25 - 4-15-25	543019-53100	\$6.28
001	1433	07/02/25	V00007	STRALEY ROBIN VERICKER	26675	District Counsel May 2025	District Counsel	531146-51401	\$3,621.50
001	1434	07/02/25	V00046	TRULY NOLEN BRANCH 059	590286950	Pest Control - Northwater June 2025	Pest Control	531170-57201	\$85.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	ADMINISTRATION	531148-51301	\$375.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	RENTALS & LEASES	544025-51301	\$50.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	TECHNOLOGY/DATA STORAGE	531020-51101	\$50.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	FIELD MANAGEMENT	531122-57201	\$1,500.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1436	07/09/25	V00016	INFRAMARK LLC	153045	DISTRICT MANAGEMENT JULY 2025	ONSITE SERVICES-JESENIA PEREZ	534215-51301	\$7,083.33
001	1437	07/16/25	V00022	CARLOS DE LA OSSA	CO-071525	BOARD 7/15/25	Supervisor Fees	511100-51101	\$200.00
001	1438	07/16/25	V00028	GRAU AND ASSOCIATES	27981	AUDIT FYE 09/30/24	AUDIT FY 9/30/2024	532002-51301	\$600.00
001	1439	07/16/25	V00014	KELLY ANN EVANS	KE-071525	BOARD 7/15/25	Supervisor Fees	511100-51101	\$200.00
001	1440	07/16/25	V00059	NEXTERA ENERGY	30172536	GAS 04/16/25-05/21/25	Utility - Gas	543019-53100	\$5.35
001	1441	07/16/25	V00010	NICHOLAS J. DISTER	ND-071525	BOARD 7/15/25	Supervisor Fees	511100-51101	\$200.00
001	1442	07/16/25	V00076	SPEAREM ENTERPRISES, LLC	6232	Bathroom Door Repair	Amenity Center-Miscellaneous Facility	549133-57201	\$225.00
001	1443	07/16/25	V00013	THOMAS R. SPENCE	TS-071525	BOARD 7/15/25	Supervisor Fees	511100-51101	\$200.00
001	1444	07/16/25	V00006	TIMES PUBLISHING COM	44671-070225	LEGAL AD 07/02/25	Legal Advertising	548002-51301	\$141.20
001	1445	07/16/25	V00024	US BANK	7797560	TRUSTEE FEES 06/01/25-05/31/26	TRUSTEE FEES	531045-51301	\$4,040.63
001	1446	07/17/25	V00042	ALCHEMY POOL SERVICE LLC	000756	Pool Service June 2025	Contracts-Pool & Spa	534149-57201	\$3,000.00
001	1447	07/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	147075	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$92.70
001	1447	07/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	147111	Tree Staking	Landscape- Storm Clean Up & Tree Removal	546515-53908	\$1,650.00
001	1447	07/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	146769	CHILDERS CONTRACT JULY 2025	Contracts - Landscape	534171-53908	\$7,093.84
001	1447	07/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	147079	Mulch - Northwater Amenity Center	Landscape - Mulch	546246-53908	\$16,213.63
001	1447	07/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	149779	A2 CONTRACT July 2025	Contracts - Landscape	534171-53908	\$17,810.89
001	1447	07/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	146768	NORTHWATER CONTRACT JULY 2025	Contracts - Landscape	534171-53908	\$6,884.80
001	1447	07/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	146778	LANDSCAPE CONTRACT JULY 2025	Contracts - Landscape	534171-53908	\$6,212.69
001	1448	07/17/25	V00062	ITZ ELECTRIC CORP	F2089	SUPPLY SURGE PROTECTION FOR AC	SURGE PROTECTION FOR AC	546176-58200	\$1,000.00
001	1449	07/17/25	V00047	JAYMAN ENTERPRISES	4057	Janitorial Contract July 2025	Contracts-Janitorial Services	534026-58200	\$1,925.00
001	1449	07/17/25	V00047	JAYMAN ENTERPRISES	4061	JANITORIAL CONTRACT JUNE 2025	Contracts-Janitorial Services	534026-57201	\$1,825.00
001	1450	07/17/25	V00072	MIKE & ROD PROPERTY SOLUTIONS, LLC	INV0018 D	Sidewalk Repairs	Misc-Contingency	549900-53908	\$4,620.00
001	1451	07/17/25	V00026	SITEX AQUATICS	9985-B	AQUATIC MAINTENANCE JULY 2025	Aquatic Maintenance	546995-53908	\$3,010.00
001	1452	07/17/25	V00007	STRALEY ROBIN VERICKER	26805	PROFESSIONAL SERVICES THROUGH 06/30/25	District Counsel	531146-51401	\$3,602.54
001	1453	07/28/25	V00077	3H CONTRACTING, INC.	59753211	AC REPAIRS	Amenity Maintenance & Repairs	546176-53908	\$575.00
001	1454	07/30/25	V00077	3H CONTRACTING, INC.	59999858	REPLACE HANDLER BLOWER MOTOR	AC REPAIRS	546176-53908	\$861.46
001	1455	07/30/25	V00079	FUENTES FABULOUS FUN	FFF20250814A	SUMMER EVENT	Special Events	549052-57201	\$1,890.00
001	1456	07/30/25	V00016	INFRAMARK LLC	154353	DISTRICT INVOICE	POSTAGE	541024-51301	\$11.06
001	1457	07/30/25	V00020	STANTEC	2420803	DISTRICT ENGINEER JUNE 2025	ENGINEERING SERVICES	531147-51301	\$332.50
001	1458	07/30/25	V00006	TIMES PUBLISHING COM	43932-070925A	LEGAL AD 07/16/25-07/30/25 & 07/09/25-07/30/25	LEGAL AD	548002-51301	\$780.00
001	1458	07/30/25	V00006	TIMES PUBLISHING COM	43932-070925B	LEGAL AD 07/09/25-07/30/25	LEGAL AD	548002-51301	\$782.00
001	300103	07/14/25	V00051	CHARTER COMMUNICATIONS ACH	1665027062425	SERVICE 06/24/25-07/23/25	ACCT #8337 13 062 1665027	549900-58200	\$99.99
001	300104	07/25/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	071125 2690	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$40.92
001	300105	07/25/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	071125 2691	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$662.34
001	300106	07/25/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	071125 8828	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$40.16
001	300107	07/25/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	071125 8832	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$40.81

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300108	07/25/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	071125 7327	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$41.88
001	300109	07/25/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	071125 7332	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$47.59
001	300110	07/25/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	071125 7333	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$40.81
001	300111	07/25/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	071125 7341	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$40.92
001	300112	07/28/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	071125 8834	PUBLIC LIGHTING	Utility - Electric	543041-53100	\$4,450.69
001	300113	07/25/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	071125 8838	PUBLIC LIGHTING	Utility - Electric	543041-53100	\$4,044.21
001	300114	07/25/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	071125 6250	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$636.21
001	300115	07/25/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	071125 2688	ELECTRIC 06/06/25-07/08/25	ELECTRIC	543041-53100	\$40.59
001	300116	07/24/25	V00051	CHARTER COMMUNICATIONS ACH	1669019070725	SERVICE 07/07/25-08/06/25	ACCT #8337 13 062 1665027	549900-58200	\$74.99
001	300117	07/28/25	V00071	TRUIST - CC (ACH)	070925 1013	CREDIT CARD PURCHASES 06/10/25-07/09/25	CREDIT CARD PURCHASES	546176-57201	\$981.75
Fund Total									\$123,775.26

SERIES 2022 DEBT SERVICE FUND - 204

204	1435	07/08/25	V00008	TWO RIVERS NORTH CDD	06112025 01	FY25 TAX DIST ID	SERIES 2022 FY25 TAX DIST ID 06.11.25	103200-51301	\$3,221.48
204	1435	07/08/25	V00008	TWO RIVERS NORTH CDD	06162025 01	FY25 TAX DIST ID 06.16.25	SERIES 2022 FY25 TAX DIST ID 06.16.25	103200-51301	\$4,187.94
Fund Total									\$7,409.42

Total Checks Paid	\$131,184.68
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Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL			
	GENERAL	SERIES 2022	CAPITAL	GENERAL	GENERAL					
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM					
	FUND	FUND	FUND	FUND	DEBT FUND					
ASSETS										
Cash - Operating Account	\$	426,867	\$	-	\$	-	\$	426,867		
Accounts Receivable - Other		6,854		-		-		6,854		
Due From Developer		12,761		-		-		12,761		
Due From Other Funds		-		38,675		-		38,713		
Investments:										
Acquisition & Construction Account		-		4,757		-		4,757		
Reserve Fund		-		608,939		-		608,939		
Revenue Fund		-		564,400		-		564,400		
Prepaid Trustee Fees		2,694		-		-		2,694		
Deposits		2,195		-		-		2,195		
Utility Deposits		320,068		-		-		320,068		
Fixed Assets										
Construction Work In Process		-		-		10,436,499		10,436,499		
Amount To Be Provided		-		-		-	18,114,500	18,114,500		
TOTAL ASSETS	\$	771,439	\$	1,212,014	\$	10,436,499	\$	18,114,500	\$	30,539,247
LIABILITIES										
Accounts Payable	\$	16,795	\$	-	\$	-	\$	-	\$	16,795
Accounts Payable - Other		15,247		-		-		-		15,247
Due To Developer		318,726		-		-		-		318,726
Bonds Payable		-		-		-		18,114,500		18,114,500
Due To Other Funds		38,713		-		-		-		38,713
TOTAL LIABILITIES		389,481		-		-		18,114,500		18,503,981

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL	SERIES 2022	CAPITAL	GENERAL	GENERAL	
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Trustee Fees	2,694	-	-	-	-	2,694
Restricted for:						
Debt Service	-	1,212,014	-	-	-	1,212,014
Capital Projects	-	-	4,795	-	-	4,795
Unassigned:	379,264	-	-	10,436,499	-	10,815,763
TOTAL FUND BALANCES	381,958	1,212,014	4,795	10,436,499	-	12,035,266
TOTAL LIABILITIES & FUND BALANCES	\$ 771,439	\$ 1,212,014	\$ 4,795	\$ 10,436,499	\$ 18,114,500	\$ 30,539,247

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Fence Easement Revenue	\$ -	\$ 300	\$ 300	0.00%
Interest - Tax Collector	-	2,393	2,393	0.00%
Rental Income	-	400	400	0.00%
Special Assmnts- Tax Collector	1,440,045	1,375,309	(64,736)	95.50%
Special Assmnts- CDD Collected	-	11,162	11,162	0.00%
Developer Contribution	-	97,000	97,000	0.00%
Other Miscellaneous Revenues	-	675	675	0.00%
TOTAL REVENUES	1,440,045	1,487,239	47,194	103.28%

EXPENDITURES**Administration**

Supervisor Fees	10,000	7,000	3,000	70.00%
Payroll-Pool Monitors	24,000	-	24,000	0.00%
ProfServ-Dissemination Agent	5,000	3,750	1,250	75.00%
ProfServ-Info Technology	600	667	(67)	111.17%
ProfServ-Recording Secretary	2,400	2,630	(230)	109.58%
ProfServ-Trustee Fees	6,500	4,041	2,459	62.17%
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Waterway Management	2,500	-	2,500	0.00%
District Counsel	9,500	29,853	(20,353)	314.24%
District Engineer	9,500	1,017	8,483	10.71%
Administrative Services	4,500	5,747	(1,247)	127.71%
Management & Accounting Services	6,000	-	6,000	0.00%
District Manager	25,000	29,074	(4,074)	116.30%
Accounting Services	9,000	14,850	(5,850)	165.00%
Auditing Services	6,000	6,600	(600)	110.00%
Onsite Staff	85,000	46,514	38,486	54.72%
Website Compliance	1,500	1,500	-	100.00%
Internet & Wifi	2,400	-	2,400	0.00%
Postage, Phone, Faxes, Copies	2,000	1,000	1,000	50.00%
Rentals & Leases	600	800	(200)	133.33%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	35,000	19,868	15,132	56.77%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Plant Replacement	30,000	-	30,000	0.00%
Annual Tree Trimming	10,000	-	10,000	0.00%
Legal Advertising	3,500	6,162	(2,662)	176.06%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	4,167	833	83.34%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Meeting Expense	4,000	250	3,750	6.25%
Website Administration	1,200	1,022	178	85.17%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	312,899	186,837	126,062	59.71%
<u>Electric Utility Services</u>				
Utility - Gas	10,000	862	9,138	8.62%
Utility - Electric	30,000	69,017	(39,017)	230.06%
Utility - StreetLights	190,000	10,567	179,433	5.56%
Total Electric Utility Services	230,000	80,446	149,554	34.98%
<u>Garbage/Solid Waste Services</u>				
Utility - Water	3,000	13,247	(10,247)	441.57%
Total Garbage/Solid Waste Services	3,000	13,247	(10,247)	441.57%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	46,966	(8,966)	123.59%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Total Stormwater Control	43,000	46,966	(3,966)	109.22%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	32,000	31,025	975	96.95%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts-Other Landscape	15,000	4,375	10,625	29.17%
Contracts-Pool & Spa	36,000	33,710	2,290	93.64%
Security & Fire Monitoring Services	12,000	-	12,000	0.00%
Contracts - Landscape	477,000	489,696	(12,696)	102.66%
Janitorial Services & Supplies	3,000	1,575	1,425	52.50%
Insurance - General Liability	3,146	-	3,146	0.00%
R&M-Other Landscape	15,000	2,600	12,400	17.33%
R&M-Swimming Pool	6,000	-	6,000	0.00%
R&M-Boundary Walls/Fences/Monuments	30,000	39,523	(9,523)	131.74%
Landscape - Annuals	18,000	10,956	7,044	60.87%
Landscape - Mulch	35,000	26,420	8,580	75.49%
R&M-Security Cameras	4,000	-	4,000	0.00%
R&M-Trail Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	30,000	3,437	26,563	11.46%
Entry & Walls Maintenance	10,000	7,900	2,100	79.00%
Total Other Physical Environment	745,146	651,217	93,929	87.39%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	30,000	13,388	16,612	44.63%
Total Road and Street Facilities	30,000	13,388	16,612	44.63%
<u>Parks and Recreation</u>				
Field Services	12,000	13,889	(1,889)	115.74%
Pest Control	2,400	1,177	1,223	49.04%
Amenity Maintenance & Repairs	20,000	24,252	(4,252)	121.26%
Access Control Maintenance & Repair	10,000	684	9,316	6.84%
Special Events	10,000	3,090	6,910	30.90%
Amenity Center-Miscellaneous Facility	4,000	13,100	(9,100)	327.50%
Access Control	2,000	350	1,650	17.50%
Park Garbage & Dog Waste Station Supplies	5,000	-	5,000	0.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	66,000	56,542	9,458	85.67%
<u>Contingency</u>				
Misc-Contingency	10,000	7,695	2,305	76.95%
Total Contingency	10,000	7,695	2,305	76.95%
TOTAL EXPENDITURES	1,440,045	1,056,338	383,707	73.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	430,901	430,901	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Improvement	-	1,406,358	1,406,358	0.00%
Construction in Progress	-	(1,406,358)	(1,406,358)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 430,901	\$ 430,901	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(48,942)		
FUND BALANCE, ENDING		\$ 381,959		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2022 Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 45,762	\$ 45,762	0.00%
Special Assmnts- Tax Collector	-	1,248,753	1,248,753	0.00%
Special Assmnts- CDD Collected	1,214,556	1,198,980	(15,576)	98.72%
TOTAL REVENUES	1,214,556	2,493,495	1,278,939	205.30%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	300,000	300,000	-	100.00%
Interest Expense	914,556	921,494	(6,938)	100.76%
Total Debt Service	1,214,556	1,221,494	(6,938)	100.57%
TOTAL EXPENDITURES	1,214,556	1,221,494	(6,938)	100.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,272,001	1,272,001	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(59,987)		
FUND BALANCE, ENDING		\$ 1,212,014		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2022 Capital Projects Fund (304)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 175	\$ 175	0.00%
TOTAL REVENUES	-	175	175	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,493	(1,493)	0.00%
Total Construction In Progress	-	1,493	(1,493)	0.00%
TOTAL EXPENDITURES	-	1,493	(1,493)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,318)	(1,318)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		<u>\$ 4,795</u>		

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 07_25

Statement Date 07/31/2025

G/L Account No. 101001 Balance	426,867.32	Statement Balance	421,671.23
		Outstanding Deposits	11,653.11
Positive Adjustments	0.00		
Subtotal	426,867.32	Subtotal	433,324.34
Negative Adjustments	0.00	Outstanding Checks	-6,457.02
Ending G/L Balance	426,867.32	Ending Balance	426,867.32

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/01/2024		JE000417	Utility - Electric	Reverse Bank recon Adj	12,385.69	12,385.69	0.00
12/01/2024		JE000419	Misc-Contingency	Reverse Bank recon Adj	168.93	168.93	0.00
12/01/2024		JE000421	Utility - Water	Reverse Bank recon Adj	5,449.43	5,449.43	0.00
12/01/2024		JE000423	Postage, Phone, Faxes, Copies	Reverse Bank recon Adj	1.85	1.85	0.00
12/01/2024		JE000425	Utility - Electric	Reverse Bank recon Adj	1,020.00	1,020.00	0.00
12/01/2024		JE000427	Utility - Electric	Reverse Bank recon Adj	9,613.29	9,613.29	0.00
07/01/2025		JE000645	Amenity Maintenance & Repairs	Reverse Bank recon adj	69.88	69.88	0.00
07/03/2025	Payment	BD00051	Utility Deposits	Truist Bank CC payment	607.88	607.88	0.00
Total Deposits					29,316.95	29,316.95	0.00
Checks							
							0.00
05/22/2025	Payment	1400	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
05/30/2025	Payment	300064	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393921	-4.05	-4.05	0.00
06/04/2025	Payment	1409	INFRAMARK LLC	Check for Vendor V00016	-675.00	-675.00	0.00
06/20/2025	Payment	1421	KELLY ANN EVANS FIELDS	Payment of Invoice 001279	-200.00	-200.00	0.00
06/25/2025	Payment	1424	CONSULTING GROUP, LLC	Check for Vendor V00069	-100.00	-100.00	0.00
06/27/2025	Payment	1425	INFRAMARK LLC	Check for Vendor V00016	-13,525.00	-13,525.00	0.00
06/27/2025	Payment	300081	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566383	-22.68	-22.68	0.00
06/27/2025	Payment	300082	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566382	-136.08	-136.08	0.00
06/27/2025	Payment	300083	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566381	-9.72	-9.72	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 07_25

Statement Date 07/31/2025

06/27/2025	Payment	300084	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566380	-274.59	-274.59	0.00
06/27/2025	Payment	300085	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566388	-21.06	-21.06	0.00
06/27/2025	Payment	300086	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22567412	-331.29	-331.29	0.00
06/27/2025	Payment	300087	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566638	-862.53	-862.53	0.00
06/27/2025	Payment	300088	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566390	-6.48	-6.48	0.00
06/27/2025	Payment	300089	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566391	-29.16	-29.16	0.00
06/27/2025	Payment	300090	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22568414	-78.57	-78.57	0.00
06/27/2025	Payment	300091	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566637	-443.45	-443.45	0.00
06/27/2025	Payment	300092	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566394	-34.02	-34.02	0.00
06/27/2025	Payment	300093	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566393	-28.35	-28.35	0.00
06/27/2025	Payment	300095	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566389	-233.28	-233.28	0.00
06/27/2025	Payment	300096	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566387	-12.96	-12.96	0.00
06/27/2025	Payment	300101	TECO TAMPA ELECTRIC ACH	Inv: 062025 6184	-159.65	-159.65	0.00
06/27/2025	Payment	300102	TECO TAMPA ELECTRIC ACH	Inv: 062325 9981	-43.90	-43.90	0.00
07/02/2025	Payment	1426	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00058	-1,775.00	-1,775.00	0.00
07/02/2025	Payment	1427	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-111.54	-111.54	0.00
07/02/2025	Payment	1428	FIELDS CONSULTING GROUP, LLC	Check for Vendor V00069	-5,325.00	-5,325.00	0.00
07/02/2025	Payment	1429	FRANK'S AIR CONDITIONING AND HEATING LLC	Check for Vendor V00075	-1,469.22	-1,469.22	0.00
07/02/2025	Payment	1430	INFRAMARK LLC	Check for Vendor V00016	-181.81	-181.81	0.00
07/02/2025	Payment	1431	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005	-405.76	-405.76	0.00
07/02/2025	Payment	1432	NEXTERA ENERGY	Check for Vendor V00059	-6.28	-6.28	0.00
07/02/2025	Payment	1433	STRALEY ROBIN VERICKER	Check for Vendor V00007	-3,621.50	-3,621.50	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 07_25

Statement Date 07/31/2025

07/02/2025	Payment	1434	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00
06/30/2025	Payment	DD332	TRUIST - CC (ACH)	Payment of Invoice 001328	-69.88	-69.88	0.00
07/08/2025	Payment	1435	TWO RIVERS NORTH CDD	Check for Vendor V00008	-7,409.42	-7,409.42	0.00
07/09/2025	Payment	1436	INFRAMARK LLC CHARTER	Check for Vendor V00016	-13,525.00	-13,525.00	0.00
07/14/2025	Payment	300103	COMMUNICATION S ACH	Inv: 1665027062425	-99.99	-99.99	0.00
07/16/2025	Payment	1437	CARLOS DE LA OSSA	Check for Vendor V00022	-200.00	-200.00	0.00
07/16/2025	Payment	1438	GRAU AND ASSOCIATES	Check for Vendor V00028	-600.00	-600.00	0.00
07/16/2025	Payment	1439	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
07/16/2025	Payment	1440	NEXTERA ENERGY	Check for Vendor V00059	-5.35	-5.35	0.00
07/16/2025	Payment	1441	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
07/16/2025	Payment	1443	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
07/16/2025	Payment	1444	TIMES PUBLISHING COM	Check for Vendor V00006	-141.20	-141.20	0.00
07/16/2025	Payment	1445	US BANK	Check for Vendor V00024	-4,040.63	-4,040.63	0.00
07/17/2025	Payment	1446	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,000.00	-3,000.00	0.00
07/17/2025	Payment	1447	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-55,958.55	-55,958.55	0.00
07/17/2025	Payment	1449	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,750.00	-3,750.00	0.00
07/17/2025	Payment	1450	MIKE & ROD PROPERTY SOLUTIONS, LLC	Check for Vendor V00072	-4,620.00	-4,620.00	0.00
07/17/2025	Payment	1451	SITEX AQUATICS	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
07/17/2025	Payment	1452	STRALEY ROBIN VERICKER	Check for Vendor V00007	-3,602.54	-3,602.54	0.00
07/25/2025	Payment	300104	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 2690	-40.92	-40.92	0.00
07/25/2025	Payment	300105	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 2691	-662.34	-662.34	0.00
07/25/2025	Payment	300106	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 8828	-40.16	-40.16	0.00
07/25/2025	Payment	300107	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 8832	-40.81	-40.81	0.00
07/25/2025	Payment	300108	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 7327	-41.88	-41.88	0.00
07/25/2025	Payment	300109	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 7332	-47.59	-47.59	0.00
07/25/2025	Payment	300110	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 7333	-40.81	-40.81	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652
Statement No. 07_25

Statement Date 07/31/2025

07/25/2025	Payment	300111	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 7341	-40.92	-40.92	0.00
07/28/2025	Payment	300112	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 8834	-4,450.69	-4,450.69	0.00
07/25/2025	Payment	300113	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 8838	-4,044.21	-4,044.21	0.00
07/25/2025	Payment	300114	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 6250	-636.21	-636.21	0.00
07/25/2025	Payment	300115	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 071125 2688	-40.59	-40.59	0.00
07/24/2025	Payment	300116	CHARTER COMMUNICATION S ACH	Inv: 1669019070725	-74.99	-74.99	0.00
07/28/2025	Payment	300117	TRUIST - CC (ACH)	Inv: 070925 1013	-981.75	-981.75	0.00
07/09/2025		JE000655	Utility - Water	Bank recon adj Pasco	-0.81	-0.81	0.00
07/09/2025		JE000657	Utility - Water	Bank recon adj Pasco	-1.62	-1.62	0.00
07/09/2025		JE000659	Utility - Water	Bank recon adj Pasco	-4.86	-4.86	0.00
07/31/2025		JE000661	Utility - Electric	Clearing withlacooche 2024	-9,613.29	-9,613.29	0.00
07/31/2025		JE000662	Utility - Electric	Clearing withlacooche 2024	-1,020.00	-1,020.00	0.00
07/31/2025		JE000663	Postage, Phone, Faxes, Copies	Clearing invoice cloud 2024	-1.85	-1.85	0.00
07/31/2025		JE000664	Utility - Water	Clearing Pasco 2024	-5,449.43	-5,449.43	0.00
07/31/2025		JE000665	Misc-Contingency	Clearing spectrurm 2024	-168.93	-168.93	0.00
07/31/2025		JE000666	Utility - Electric	Clearing withlacooche 2024	-12,385.69	-12,385.69	0.00
Total Checks					-170,875.84	-170,875.84	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/16/2025	Payment	1442	SPEAREM ENTERPRISES, LLC	Check for Vendor V00076		-225.00
07/17/2025	Payment	1448	ITZ ELECTRIC CORP	Check for Vendor V00062		-1,000.00
07/28/2025	Payment	1453	3H CONTRACTING, INC.	Check for Vendor V00077		-575.00
07/30/2025	Payment	1454	3H CONTRACTING, INC.	Check for Vendor V00077		-861.46
07/30/2025	Payment	1455	FUENTES FABULOUS FUN	Check for Vendor V00079		-1,890.00
07/30/2025	Payment	1456	INFRAMARK LLC	Check for Vendor V00016		-11.06
07/30/2025	Payment	1457	STANTEC	Check for Vendor V00020		-332.50
07/30/2025	Payment	1458	TIMES PUBLISHING COM	Check for Vendor V00006		-1,562.00
Total Outstanding Checks						-6,457.02

Outstanding Deposits

01/01/2025		JE000435		Reverse Bank recon adj		1.85
01/01/2025		JE000437		Reverse Bank recon adj		1,678.43

Bank Account Statement

Two Rivers North CDD

Bank Account No.	5652		
Statement No.	07_25	Statement Date	07/31/2025
<hr/>			
01/01/2025	JE000439	Reverse Bank recon adj	1.85
01/01/2025	JE000441	Reverse Bank recon adj	1.85
01/01/2025	JE000443	Reverse Bank recon adj	198.68
01/01/2025	JE000445	Reverse Bank recon adj	1.85
01/01/2025	JE000447	Reverse Bank recon adj	158.76
01/01/2025	JE000449	Reverse Bank recon adj	9,565.78
04/01/2025	JE000578	Reverse Bank recon adj	44.06
Total Outstanding Deposits			11,653.11



3H Contracting, Inc. A/C & HEATING

3H Contracting, Inc. dba 3H AC
 930 E 124th Ave. Tampa, FL 33612
 813-979-4208 | 3hac@3hcontracting.com
 www.3hac.com
 License# CMC1249567

BILL TO

Northwater at Two Rivers
 35707 Durand Court
 Zephyrhills, FL 33541 USA

ESTIMATE
 59984369

ESTIMATE DATE
 Jul 23, 2025

JOB ADDRESS

Northwater at Two Rivers
 35707 Durand Court
 Zephyrhills, FL 33541 USA

Job:**ESTIMATE DETAILS**

Blower motor replacement. : This quote is to replace the Air handler blower motor. Variable speed. factory part.
 This is conjunction with field tests and current/past error codes.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Labor and Materials 1	Out of Warranty Blower Motor Replacement	1.00	\$1,450.00	\$1,450.00
Comm Disc	Discount applies to Commercial Job.	1.00	-\$300.00	-\$300.00
	Discount will be voided if payment is not received within 14 days of Invoice.			

SUB-TOTAL	\$1,150.00
TAX	\$0.00
TOTAL	\$1,150.00

Thank you for choosing 3H Contracting, Inc.

CUSTOMER AUTHORIZATION

3H Contracting hereby proposes to furnish all material and labor to complete all work in accordance with the above specifications for the sum of \$1,150.00 dollars.

This price includes all ENERGY COMPANY REBATES and MANUFACTURER discounts. All goods and/or services are priced to be paid by cash, check, or Zelle payments only. If using credit card or debit card a 4% convince fee will be added to the total prior to payment being made. If using financing, once approved the financing fee provided by the processor will be added to the total prior to payment being made.

Terms and Conditions

These Terms and Conditions are part of the contract documents for any transaction between 3H Contracting, Inc. or 3H AC (collectively "3H AC") and any construction, installation, or service customer ("Customer") with whom 3H AC agrees to perform work. These Terms and Conditions supersede any other contracts or documents and where a conflict exists between these Terms and Conditions and any other contract document, these Terms and Conditions shall govern. A proposal may be withdrawn by 3H AC at any time prior to receipt of notice of acceptance by 3H AC's Customer.

Price and Payment

Prices quoted by 3H AC are good for 30 days only. Customer agrees to pay all invoices rendered by 3H AC for work performed on behalf of Customer. Payment in full is due from Customer upon completion of work or receipt of the invoice in all cases. Customer agrees to pay interest at a rate of 3% per month for any overdue payment past 60 days and to pay reasonable attorneys' fees for collection of unpaid balances. Furthermore, failure to pay in full for any work shall allow 3H AC to cease work on this or any other work for Customer or Owner and to post notice at all work sites without liability. In the event of non-payment, 3H AC may, without prior notice, remove all workmen and stored material from the project site. No credit or offset by customer shall be permitted when service or work is refused for non-payment. All work furnished, lost profit, and costs of handling shall be due immediately upon invoice by 3H AC without liability to replace any equipment.

Customer Liability

The customer agrees to be liable for all monies due to 3H AC and Customer agrees that any affiliate now or hereafter existing shall be liable jointly and severally with Customer for amounts due under this Agreement, including any interest, penalties, or attorneys' fees assessed for non-payment.

Title to Equipment

Title to all equipment and materials provided by 3H AC under these terms shall not pass to Customer until payment in full has been unconditionally paid to and received by 3H AC. 3H AC shall have a security interest in the equipment, parts, and materials installed for customers until payment in full is received by 3H AC and Customer acknowledges this security interest by signing the contract documents. This secured interest shall apply for all purposes, including any bankruptcy or against any person claiming any interest in or to the goods or equipment. In the event of non-payment, Customer also grants 3H AC an unhindered right of entry onto the premises at which the work is being performed to remove all materials or supplies placed by 3H AC.

Scope, Changes, and Substitutions

3H AC will perform the scope of work spelled out in the proposal and in accordance with these Terms and Conditions or as otherwise agreed in writing for the agreed upon price. Customer acknowledges that it has made the choice as to equipment size and specification and that 3H AC has followed those specifications. Customer assumes liability for recommendations made by 3H AC that are not accepted. If 3H AC has made the equipment size and specification determination, then the same is based upon the information provided by Customer to 3H AC and is not an independent evaluation. Unless otherwise set forth herein, 3H AC reserves the right to make substitutions of equal equipment, supplies, or materials without prior approval of Customer. Any and all changes to the work, set-offs, deductions, or other changes to the work must be agreed to in writing by 3H AC to become enforceable. Failure to make full payment for changes in the scope shall be cause for termination by 3H AC. Customer agrees to pay 3H AC the total cost associated with any extra work outside of what was agreed upon in the contract.

Additional Items:

- (1) Replacement of Disconnect and/or Breakers due to size changes are not included in this proposal. If needed, there will be a CHANGE ORDER with an additional charge of \$85.00 (or more, depending on size of breaker required).
- (2) If, after removing the air handler, it is discovered that the top plate is rotten or sagging, there will be a CHANGE ORDER an additional quote will be provided by the office.
- (3) If in any situation a new whip or new wire are needed (due to the existing whip/wire not being the correct size to support the breaker there will be a CHANGE ORDER for an additional charge.
- (4) 3H is not responsible for underground line set leaks - We advise that any line sets running underground be replaced at the time of new installation (we will pressure test the existing underground line set), if the underground line set is recommended by 3H to be replaced and is not replaced, it will void the labor portion of the warranty. Please note if the underground line set needs to be replaced there will be a CHANGE ORDER for an additional charge depending on length/size of line set *THIS DOES NOT APPLY TO LINE SETS THAT RUN ABOVEGROUND*
- (5) 3H is not responsible for drywall, trim, or paint repairs due to drastic size variations - many times

a grill can be added to cover any variances.

(6) For jobs where the ceiling must be cut for supply or return boxes, 3H is not responsible for plaster damage or repairs due to cutting.

(7) If this is a remodel job - 3H is not responsible for DEMO unless otherwise noted in the Proposal.

(8) 3H is not responsible for programming issues related to "SMART" type thermostats or ANY thermostat found to have been reprogrammed by the homeowner/tenant. If troubleshooting over the phone is not sufficient/successful, a service charge will be incurred. It is the client's responsibility for programming of thermostats and each vendor has a technical service line that customers can call for help.

(9) 3H AC is not responsible for any controls or equipment not included in above estimate. (IE: VAV's, Zone Boards, Zone Dampers, Sensors, etc.) Upon completion of approved work, if any non-estimate parts are not working, they will be repaired/replaced at an additional cost.

(10) Any alterations, additions, adjustments or repairs made by others, unless previously authorized by 3H AC, shall be reason for 3H AC to void any labor warranty.

(11) ICYNENE WAIVER: Existing homes or new construction homes modified or built with Icynene product (closed cell spray foam) tightly sealed in our humid Florida climate, are prone to mold and wet conditions. We strongly recommend full energy calcs on ANY house, and on Icynene homes we recommend absolute correct sizing, multistage air conditioning, whole house dehumidifiers with outdoor air intakes to ventilate the home.

Furthermore, for any HVAC system designed or built by others, we will advise and attempt repair, but will not be held liable for any mold, moisture, or performance issues.

(12) 3H AC is not responsible for any controls or equipment not included in above estimate. (IE: VAV's, Zone Boards, Zone Dampers, Sensors, etc.) Upon completion of approved work, if any non-estimate parts are not working, they will be repaired/replaced at an additional cost.

(13) Any alterations, additions, adjustments or repairs made by others, unless previously authorized by 3H AC, shall be reason for 3H AC to void any labor warranty.

Equipment Pricing Clause

If project is not completed within 6 (six) months from the start date, customer will be responsible for any equipment or material costs increases that may be received due to the duration of the project going past 6 (six) months.

If the customer chooses not to purchase the equipment at the time of contract signing, any subsequent increases in equipment pricing will be assessed and passed along to the customer at the prevailing rates applicable at the time of equipment purchase. The customer acknowledges and agrees that the contract pricing for equipment is subject to change based on the supplier's pricing policies, market conditions, or other relevant factors.

The customer will be notified of any such pricing adjustments in writing prior to the equipment purchase, and the adjusted pricing will be applicable from the date of purchase onward. By entering into this agreement, the customer accepts responsibility for any changes in equipment pricing that may occur between the contract signing and the eventual equipment purchase.

This clause is an integral part of the overall agreement and remains valid unless modified in writing and agreed upon by both parties.

Insurance

3H AC agrees to purchase and maintain general liability insurance to cover all personal injury or damage to tangible property in an amount of not less than \$50,000. A certificate of liability insurance can be provided upon request.

Access to the Property

Customer grants to 3H AC a right of unhindered entry into the property where the work is to be performed to deliver or collect materials, tools, or equipment and/or to perform its work. This right shall not be terminated by a single use, but shall authorize multiple entries as when and where required, with no liability for damage.

Termination

3H AC shall have the right to terminate this Agreement for cause; cause shall include, but not be limited to, non-payment or any other breach of these Terms and Conditions. In the event of termination of the Agreement, 3H AC shall be entitled to the value of all services provided or incurred, including but not limited to design, installation, handling charges and administrative and collection costs and expenses. In the event that a breach is due to non-payment by purchaser or other cause not entirely caused by the acts or omissions by 3H AC, 3H AC shall also be entitled to its lost profit for the project.

Site Conditions

All bids and/or proposals presume the existence of suitable conditions for the placement of all equipment, goods, and work required to be installed by 3H AC and the existence of conditions as per plans. It is also presumed that access shall be granted by Customer or property owner in a method suitable to allow unhindered access to the work area for delivery of all materials and work by all persons required to perform the work herein contemplated and to perform such work only on normal business days, during usual business hours, and within the usual scheduling of 3H AC. Any variances in the conditions shall require additional payment to be made by the Customer as shall be determined by 3H AC based upon the conditions encountered and actual and administrative costs incurred. This includes delays or changes in the scope of work caused by Customer, property owner, or other contractors working on site.

Warranties

ALL IMPLIED WARRANTIES ARE HEREBY DISCLAIMED AND WAIVED BY THE CUSTOMER. All materials, parts, and equipment are only warranted by the manufacturers or suppliers as provided for by manufacturers or suppliers in writing. 3H AC warrants the labor performed by 3H AC for 90 days or as otherwise indicated in writing. 3H AC makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of 3H AC. No warranty for equipment, materials, or labor, whether written, implied, or otherwise, shall apply until 3H AC has been paid in full. All warranty periods begin at the time of substantial completion.

No Consequential Damages or Damages for Delays

Contractor shall be excused for delays in completion of the contracted dates caused by Acts of Nature, excessive rain delays, changes in construction objectives, delays caused by other contractors and or customer, delays caused by material shortage, acts of public agencies, failure of payment by customer. Similarly, 3H AC shall not be liable for any consequential damages or loss suffered by Customer or any other persons as a result of its performance or failure to perform under this Agreement or otherwise.

Work Site Address: 35707 Durand Court, Zephyrhills, FL 33541 USA

Total Cash Price: \$1,150.00

Sign here *Jayna Cooper* Date 7-23-2025

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Two Rivers North CDD hereafter called "customer"

Customer: Two Rivers North CDD
C/O: Inframark
Contact: Mrs. Jayna Cooper
Address: 2005 Pan Am Circle Ste 300 Tampa, FL 33607
Email: Jayna.Cooper@inframark.com
Phone: 813.873.7300

Sitex agrees to provide aquatic management services for a period of a 1-time clean-up In accordance with the terms and conditions of this agreement in the following sites:

All Trash Removal at the Two Rivers North community Ponds located in Zephyrhills, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Trash removal to high water mark in ponds
2. Trash will be disposed in onsite dumpster

Service shall consist of a 1-time service not to exceed 28 total man hours

Total cost: \$2,380.00

Additional hrs will be billed @ \$85.00 per man hour

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Jayna Cooper

Accepted By

7-22-25

Date



President, Sitex Aquatics Ilc.

07/21/2025

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in One (1) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a _____ (n/a) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Seventh Order of Business



Arturo Gandarilla
DISTRICT FIELD COORDINATOR

**TWO RIVERS NORTH AUGUST FIELD INSPECTION
REPORT, 8/5/25, 7:47 AM**

TRN, Northwater,Childers CDD. Down To Earth

Completed

Tuesday, August 5, 2025

**No
response/
Not
completed**

Prepared For Board Of Supervisors

19 Items Identified

**Scheduled
to be
completed**

ITEM 1- SR 56

Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth.

Photos 1–4 show that DTE has made some progress on the weeds; however, there is still a significant amount present in the landscape beds throughout SR 56 heading west toward The North Water entrance. This needs to be addressed as soon as possible.



ITEM 2- WIDEWATER WAY.

Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth.

Photo1: trim the confederate Jasmine at the entrance of Northwater.

Photo2: DTE working on the weeds at the entrance of Northwater.

Photo3: while finishing my report the flowers at the Northwater monument were replaced.

Photo4: trim the jasmine off the monument.



ITEM 3- WIDEWATER WAY.

Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth.

Photos 1–2 show an improvement in the jasmine bed at the entrance of Northwater.

Photos 3–4 show that the jasmine beds still need to be pruned and properly separated from surrounding plant material. Additionally, the sidewalks should be kept clear of any overhanging vegetation to ensure safe pedestrian access. While DTE has treated some of the weeds along the beds heading into the community, there are still visible weeds that need to be addressed as soon as possible.



ITEM 4- WIDEWATER WAY.

Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth.

Photos 1 and 2 show a significant amount of weeds throughout the landscape beds along Wide Waterway heading toward State Road 56. These areas need to be addressed and treated with weed control as soon as possible.

Photos 3 and 4 show that the turf is in excellent condition, with good fertility. The sidewalks are well-edged, clean, and have been properly blown off.



ITEM 5- WIDEWATER WAY.

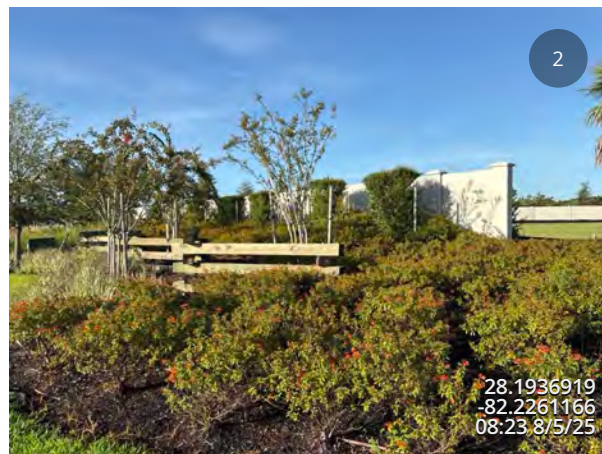
Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth.

Photo 1 shows a landscape bed along Wide Waterway heading toward State Road 56 with a significant presence of weeds that need to be treated with weed control. DTE is also working on an estimate to replace the dead plant material in this area and any other areas in need.

Photo 2 shows that DTE has trimmed the hedges at the entrance of Northwater.

Photos 3–4 show that the landscape beds need to be soft-edged on a regular basis to maintain a clean and defined appearance. Additionally, the jasmine needs to be trimmed and properly separated from the surrounding plant material.



ITEM 6- POND A2-6

Assigned To: Sitex Aquatics.

The pond is well-maintained.

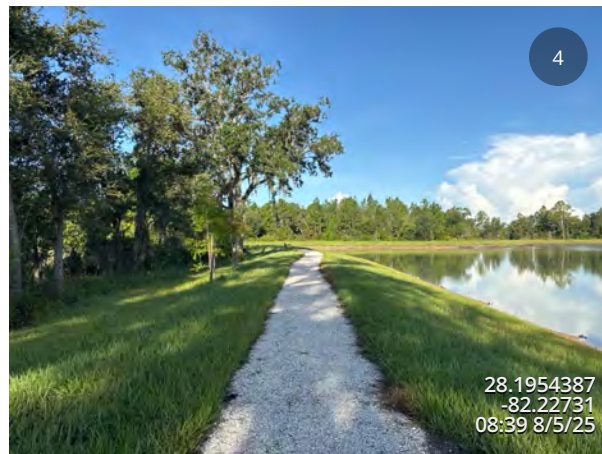


ITEM 7 WIDEWATER WAY.

Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the shell path running from behind the Northwater Clubhouse toward the back of the homes on Kinsey Point is looking better. DTE has made some progress on the trails; however, there are still some weeds present, and the edges need to be better defined for a cleaner appearance.



ITEM 8- POND A2-2

Due By: Tuesday, August 19, 2025

Assigned To: Sitex Aquatics

The pond contains *Pluchea odorata* (commonly known as sweetscent), which will need to be addressed.



ITEM 9- NORTHWATER CLUBHOUSE.

Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth.

Photos 1 through 4 show a significant amount of weeds throughout the landscape beds at the clubhouse. These areas need to be addressed as soon as possible and treated with weed control where applicable.



ITEM 10- NORTHWATER CLUBHOUSE

Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth.

At the Northwater Clubhouse, Photos 1 through 4 show that while some areas are well-maintained and weed-free, there are still several beds with a noticeable amount of weeds. Additionally, some dead plant material throughout the clubhouse landscape needs to be pruned. Weeds are also present near the playground and along the shell paths, which should be addressed.



ITEM 11- POND A2-4

Assigned To: Sitex Aquatics

The pond was treated for shoreline weeds and filamentous algae which has now died off.



ITEM 12- BIRNEY RUN

Due By: Tuesday, August 19, 2025

Assigned To: Down To Earth

Photo1: The pocket park on Birney run has some dead plant material that needs to be removed and replaced

Photo 2: the Simpson stopper needs to be trimmed.

Photo3: there are some missing podos, provide estimate to have podos installed where they are missing.

Photo4: the turf is in good condition and sidewalks are well maintained.



ITEM 13- SR-56

Assigned To: Down To Earth

Photos 1 and 2 show a before and after of DTE's weed maintenance efforts throughout the beds on State Road 56 at Childers.



ITEM 14- SR 56

Due By: Tuesday, August 26, 2025

Assigned To: Down To Earth

Photos 1 through 4 show the current state of the landscape. The beds still contain a significant amount of weeds, especially heading toward the Childers entrance. This needs to be addressed as soon as possible, and weed control should be applied where applicable. Additionally, the hedges, firebush, and Simpson stoppers are in need of trimming.



ITEM 15- CHILDERS WAY

Due By: Tuesday, August 26, 2025

Assigned To: Down To Earth.

Photo1: the flowers were replaced at both entrances.

Photo 2: Please trim the dead flower stalks from the flax lily.

Photo3: the center island is well maintained.

Photo 4: The philodendron needs the dead material removed, along with the tall weeds surrounding it.



ITEM 16- POND A1-1

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae, which has now died off.

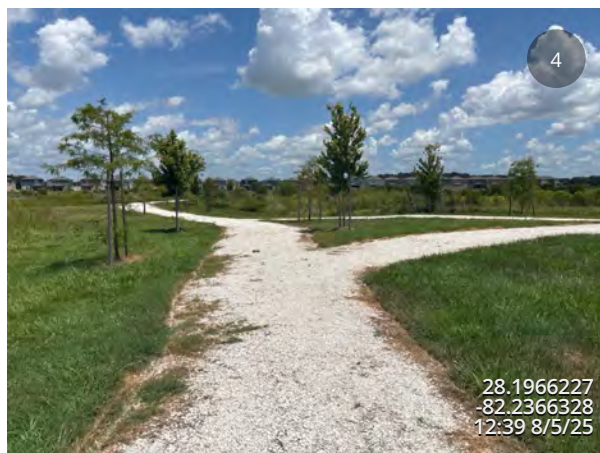


ITEM 17- SHELL TRAIL ON LANIER RD.

Due By: Tuesday, August 26, 2025

Assigned To: Down To Earth

Photos 1–4 show that DTE has been working on the shell trails behind the homes on Lanier Road. However, continued weed treatment is still needed, and the trails should be soft-edged to maintain a clean appearance, after mowing need to blow off the shell path



ITEM 18- LIFT STATION ON LANIER RD.

Due By: Tuesday, August 26, 2025

Assigned To: Down To Earth

Photos 1 through 3 show that at the lift station, the Confederate Jasmine needs to be trimmed and cleared away from the sign and surrounding trees. Additionally, along the fence, there is a weed growing through the plant material that needs to be removed.



ITEM 19- POND A1-4

Due By: Tuesday, August 19, 2025

Assigned To: Sitex Aquatics

The was treated for filamentous algae, which has now died off. The trash removal is scheduled for. 8/8/25 and 8/9/25

